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64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£249,950 Share of Freehold**

**Flat 3 Leyton Court Ley Road  
 Felpham, Bognor Regis, PO22 7HR**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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The somewhat over-used mantra of “location, location and location”, when relating to property is often annoyingly appropriate, for one can always change the property but it is almost impossible to change the location ! If it is in the wrong area a property may not have the same appeal as one considered as being in the “right” position. So if you are looking for location then Ley Road is certainly amongst the more favoured residential roads in the Felpham area, and this **PURPOSE BUILT FIRST FLOOR FLAT** forms part of a small development of 8 similar units located to the south of the main road in Felpham. In ready to move in condition, the property offers comparatively spacious accommodation with the benefit of gas fired central heating by radiators, plus the added advantage of an allocated Garage. To gauge the potential for yourself, why not contact **May’s** for an appointment to view.

**Directions:** Directions: From May’s village centre office proceed north to the traffic lights and turn right into Felpham Way. Take the first right into Ley Road where Leyton Court will be found just before Tryndel Way on the right-hand side.

**ACCOMMODATION**

**COMMUNAL HALL:**

With entry phone system and staircase to:

**LANDING:**

Storage cupboard and trap hatch to roof space; glazed door to:

**PRIVATE HALL:** 10' 6" x 7' 0" (3.20m x 2.13m)

Double built in cloaks cupboard; radiator; airing cupboard with radiator and slatted shelving.

**LIVING ROOM:** 14' 6" x 13' 9" (4.42m x 4.19m)

A double aspect room, south and east, radiator; T.V. aerial point.

**KITCHEN:** 10' 3" x 8' 6" (3.12m x 2.59m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edged worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; gas hob; integrated electric oven; integrated fridge freezer; space and plumbing for automatic washing machine; gas fired boiler.

**BEDROOM 1:** 14' 6" x 9' 4" (4.42m x 2.84m)

Radiator.

**BEDROOM 2:** 13' 4" x 7' 10" (4.06m x 2.39m)

Twin double built in wardrobe cupboards, radiator.

**BATHROOM/W.C.:**

Part tiled with white suite comprising pedestal wash basin; close coupled W.C.; shower enclosure with sliding screen and independent mixer; heated towel rail.

**OUTSIDE AND GENERAL**

**GARAGE:**

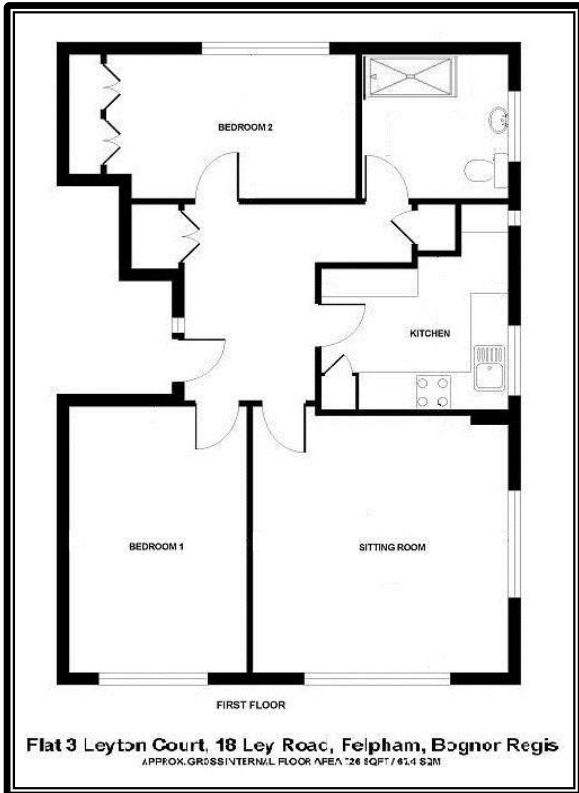
Single garage with metal up and over door, located to the rear of the block.

**COMMUNAL GARDENS:**

These are a particular feature of the property with the Front Garden laid principally to lawn for ease of maintenance whilst the rear faces roughly south and has shaped lawned areas surrounded by flower and shrub borders.

**LEASE DETAILS:**

Tenure Balance of approx 104 years remaining on a 125 yr. Lease. Maintenance: £1,577.50 PA. Estate Charge: £15 PA Please note, it is understood that the owners of each flat are shareholders in a company that owns the freehold of the 2 blocks that make up the development.



The mention of any appliance and/or services in these sales particulars doesnot imply that they are in full and efficient working order or that they have been tested.